

AN ORDINANCE 2006-06-15-0726

APPROVING A TOTAL CONSTRUCTION PROJECT AMOUNT OF \$1,174,502.33, TO INCLUDE AWARDING A \$1,008,150.00 CONTRACT WITH C.A. LANDRY PARTNERS, LTD. FOR REPAIRS AND IMPROVEMENTS TO SIX FIRE STATIONS IN DISTRICTS 1, 2, 6, 7, AND 9; AND A \$28,252.08 AMENDMENT TO A \$284,821.00 PROFESSIONAL ARCHITECTURAL SERVICES CONTRACT WITH CHESNEY, MORALES & ASSOCIATES, INC. FOR THE DESIGN OF ADDITIONAL RENOVATIONS, IN CONNECTION WITH THE FIRE STATION RENOVATIONS PHASE I- GROUP I PROJECT, AN AUTHORIZED CERTIFICATE OF OBLIGATION FUNDED PROJECT; AND APPROPRIATING FUNDS.

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WHEREAS, bids were submitted in connection with the Fire Station Renovation Phase I Group I Project; and

WHEREAS, this Ordinance accepts the lowest responsive bid submitted by **C.A. Landry Partners, Ltd.** in the amount of \$1,008,150.00 for the Fire Station Renovation Phase I Group I Project and authorizes \$100,815.00 for project contingency, \$35,285.25 for Capital Administrative Costs, and \$2,000.00 for advertising expenses; and

WHEREAS, Phase I Group I Project provides for the renovations to six fire stations throughout the City and this Ordinance will authorize repairs and improvements to six Fire Stations; and

WHEREAS, this Ordinance also amends a contract with Chesney, Morales & Associates, Inc. that was originally approved by Ordinance 100277 dated January 13, 2005; and

WHEREAS, approval of this Ordinance will be a continuation of Council policy to complete previously approved Certificate of Obligation funded Capital Improvement Projects, **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The lowest responsive bid of **C.A. Landry Partners, Ltd.** in the amount of \$1,008,150.00 in connection with the Fire Station Renovation Phase I Group I Project is hereby accepted. All other bids will be considered rejected upon the execution of a contract by the successful bidder and the deposit of all required bonds and insurance certificates or the expiration of ninety (90) days from the effective date hereof, whichever occurs first.

SECTION 2. The City Manager or her designee is hereby authorized to execute a standard form contract covering said Project in substantially the same form as the City's Standard Form Contract for Construction Contracts.

SECTION 3. The professional services contract between the City of San Antonio and Chesney, Morales & Associates, Inc. authorized by Ordinance 100277 approved January 13, 2005, is hereby amended to provide additional architectural services in the amount of \$28,252.08.

SECTION 4. The following financial adjustments are hereby approved:

- a) The amount of \$1,088,464.25 is appropriated in fund 43122000, 2002 Fire Improvements, WBS CO-00019-01-01-15 GL account 6102100 – Interfund Transfer out entitled Transfer to 20-00122-90-03. The amount of \$1,088,464.25 is authorized to be transferred to fund 43099000.
- b) The budget in fund 43099000, Project Definition 20-00122, Fire Station Renovations - Phase 1, shall be revised by increasing WBS element 20-00122-90-03 entitled Trf Fr CO-00019-01-01-15, GL account 6101100 – Interfund Transfer In, by the amount of \$1,088,464.25.
- c) The amount of \$86,038.08 is appropriated in fund 43901001, 2005 C/O Fire Protection, WBS CO-20050-01-01-02 GL account 6102100 – Interfund Transfer out entitled Transfer to 20-00122-90-04. The amount of \$86,038.08 is authorized to be transferred to fund 43099000.
- d) The budget in fund 43099000, Project Definition 20-00122, Fire Station Renovations - Phase 1, shall be revised by increasing WBS element 20-00122-90-04 entitled Trf Fr CO-20050-01-01-02, GL account 6101100 – Interfund Transfer In, by the amount of \$86,038.08.
- e) The amount of \$1,008,150.00 is appropriated in Fund 43099000, Certificate of Obligation Capital Projects, Project Definition 20-00122, Fire Station Renovations - Phase 1, WBS element 20-00122-05-02-01, entitled City Construction, G/L Account 5201140, and is authorized to be encumbered and made payable to **C.A. Landry Partners, Ltd.** for construction services.
- f) The amount of \$100,815.00 is appropriated in Fund 43099000, Certificate of Obligation Capital Projects, Project Definition 20-00122, Fire Station Renovations - Phase 1, WBS element 20-00122-05-03, entitled Project Contingency, G/L Account 5201140, and is authorized to be encumbered and made payable for project contingencies.
- g) The amount of \$35,285.25 is appropriated in Fund 43099000, Certificate of Obligation Capital Projects, Project Definition 20-00122, Fire Station Renovations - Phase 1, WBS element 20-00122-05-04, entitled Capital Administration Costs, G/L Account 5402010, and is authorized to be encumbered and made payable for capital administrative costs.
- h) The amount of \$28,252.08 is appropriated in Fund 43099000, Certificate of Obligation Capital Projects Project Definition 20-00122, Fire Station Renovations - Phase 1, WBS element 20-00122-01-02, entitled Design Costs, G/L Account 5201100, and is authorized to be encumbered and made payable to **Chesney, Morales & Associates, Inc.** for architectural services.

- i) The amount of \$2,000.00 is appropriated in Fund 43099000, Certificate of Obligation Capital Projects Project Definition 20-00122, Fire Station Renovations - Phase 1, WBS element 20-00122-05-01, entitled Advertise, G/L Account 5201150, and is authorized to be encumbered and made payable for advertising.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This Ordinance shall take effect on the 25th day of June, 2006.

PASSED AND APPROVED this 15th day of June, 2006.



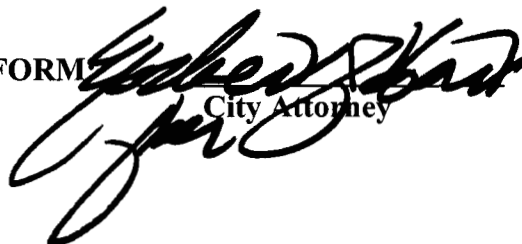
M A Y O R

PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: 15.

Date: 06/15/06

Time: 04:07:17 PM

Vote Type: Multiple selection

Description: An Ordinance approving a total construction project amount of \$1,174,502.33, to include awarding a \$1,008,150.00 contract with C.A. Landry Partners, Ltd. for repairs and improvements to six fire stations in Districts 1, 2, 6, 7, and 9; and a \$28,252.08 amendment to a \$284,821.00 professional architectural services contract with Chesney, Morales & Associates, Inc. for the design of additional renovations, in connection with the Fire Station Renovations Phase I- Group I Project, an authorized Certificate of Obligation funded project; and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager
FROM: Thomas G. Wendorf, P.E., Director of Public Works
SUBJECT: Fire Station Renovations Phase I Group I
DATE: June 15, 2006

SUMMARY AND RECOMMENDATIONS

An Ordinance accepting the lowest responsive bid, appropriating funds, and awarding a construction contract in the amount of \$1,008,150.00 payable to C.A. Landry Partners, Ltd.; authorizing \$100,815.00 for project contingency, \$35,285.25 for capital administrative charges, \$2,000.00 for Advertising Expenses; and amending a professional services agreement in an amount not to exceed \$28,252.08 payable to Chesney, Morales & Associates, Inc. for additional professional architectural services, for a total ordinance amount of \$1,174,502.33 in connection with the Fire Station Renovations Phase I – Group I project an authorized Certificate of Obligation funded project.

The professional service agreement for the Fire Station Renovations Phase I project was approved by City Council on January 13, 2005 through Ordinance No. 100277 and authorized \$284,821.00 for professional architectural services. This ordinance will increase the total agreement amount to \$313,073.08.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

In May 2002, through Ordinance No. 95829, City Council approved the development of the Fire Department Renovation Master Plan, which included the evaluation of 31 existing fire stations and the Fire Department Headquarters Building. This study was completed in November of 2003 and recommended roofing, mechanical, electrical and plumbing modifications, fire and life safety improvements, pavement and fencing repairs, and minor repairs to the interiors of the facilities. The overall scope of Phase I provides for renovations to eighteen (18) fire stations located throughout the City, which will be completed in four (4) groups. Subsequent groups will be brought back to City Council for approval.

This ordinance will authorize repairs and improvements to six Fire Stations. The Group I is scheduled to begin construction in June 2006 and to be completed by January 2007.

The following table shows the major work items included in the Group I construction contract:

FIRE STATION	District	REPAIRS AND/OR MODIFICATIONS
Fire Station No. 4	1	Re-roofing and installation of central heating and air conditioning system
Fire Station No. 27	7	Installation of perimeter access system
Fire Station No. 28	1	Resurfacing of the existing roof
Fire Station No. 30	2	Resurfacing of the existing roof
Fire Station No. 31	9	Removal of the existing roof and roof structure over apparatus bay, reframing of the roof structure and roof decking over apparatus bay, and re-roofing entire fire station with pre-finished standing seam metal roof
Fire Station No. 33	6	Re-roofing and replacement of existing rooftop air conditioning units

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in February of 2006. In addition, the bid announcement was made on TVSA, through the Small Business Economic Development Advocacy (SBEDA) Office. Plans were also available for review by potential bidders at the office of Chesney Morales & Associates, Inc. located at 4901 Broadway, Suite 250, San Antonio, Texas 78209. Bids for this project were opened on March 8, 2006 and two (2) firms responded. Of these C.A. Landry Partners, Ltd. submitted the lowest responsive bid. C.A. Landry Partners, Ltd. currently has one (1) active contract with the City in the amount of \$256,600.00. A matrix of the bid outcome is included herein as Attachment 2.

The Economic Development Department has reviewed and approved the Good Faith Effort Plan submitted by C.A. Landry Partners, Ltd. and the contractor has committed that 16.06% of the work to be provided under this contract will be completed by a MBE firm and .82% of the work will be completed by a WBE firm. The Memorandum from the Economic Development Department is included herein as Attachment 3.

This ordinance authorizes funding in the amount of \$28,252.00 payable to Chesney, Morales & Associates, Inc. for additional professional architectural services for the design of addition renovations such as overhead door repairs, washer/dryer hook ups, installation of fencing needed for security, and other miscellaneous interior repairs.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to implement previously approved Certificates of Obligation funded Capital Improvement Projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure and not included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$1,174,502.33 are available from previous issued Certificate of Obligation funds and are authorized to be appropriated and payable as follows:

\$ 1,008,150.00	to C.A. Landry Partners, Ltd. for construction services
\$ 100,815.00	for Project Contingency
\$ 35,285.25	capital administrative charges
\$ 28,252.08	payable to Chesney, Morales & Associates, Inc. for
	professional architectural services
\$ 2,000.00	for Advertising Expenses

COORDINATION

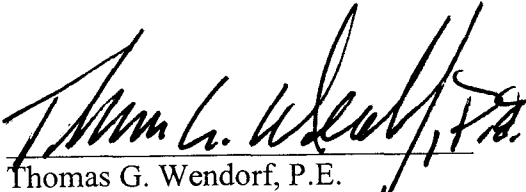
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, and the Fire Department.


SUPPLEMENTARY COMMENTS

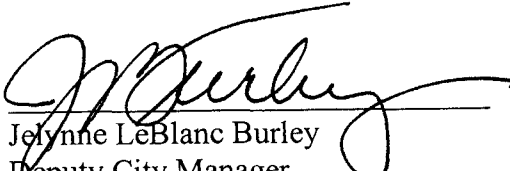
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.


ATTACHMENTS

- 1.) Project Maps
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department.

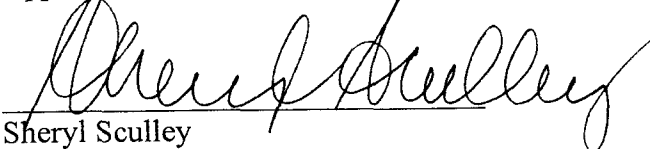

Thomas G. Wendorf, P.E.
Director of Public Works


Robert Ojeda
Fire Chief


Jelynn LeBlanc Burley
Deputy City Manager


Erik J. Walsh
Assistant City Manager

Approved for Council Consideration:


Sheryl Sculley
City Manager